

005.A

0002

0034.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

873,800 /

873,800

USE VALUE:

873,800 /

873,800

ASSESSED:

873,800 /

873,800

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
150		HERBERT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AGERBAK MICHAEL	
Owner 2: BIEBEL KATHLEEN	
Owner 3:	

Street 1: 150 HERBERT RD
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ:
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ENGIN KERIMCAN -

Owner 2: EHSAN MONIQUE L -

Street 1: 34 LAKE ST UNIT B

Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2919 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7543																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	866,100	7,700		873,800		
Total Card	0.000	866,100	7,700		873,800	Entered Lot Size	
Total Parcel	0.000	866,100	7,700		873,800	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	299.35	/Parcel:	299.3
						Land Unit Type:	

Total Card	0.000	866,100	7,700		873,800	Entered Lot Size	
Total Parcel	0.000	866,100	7,700		873,800	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	299.35	/Parcel:	299.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	850,600	7700	.		858,300	858,300	Year End Roll	12/18/2019
2019	102	FV	829,800	7900	.		837,700	837,700	Year End Roll	1/3/2019
2018	102	FV	754,100	7900	.		762,000	762,000	Year End Roll	12/20/2017
2017	102	FV	675,300	7900	.		683,200	683,200	Year End Roll	1/3/2017
2016	102	FV	675,300	7900	.		683,200	683,200	Year End	1/4/2016
2015	102	FV	646,600	8000	.		654,600	654,600	Year End Roll	12/11/2014
2014	102	FV	614,800	8000	.		622,800	622,800	Year End Roll	12/16/2013
2013	102	FV	614,800	8000	.		622,800	622,800		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENGIN KERIMCAN	51819-43		10/23/2008		684,000	No	No		
G K DEVELOPMENT	40322-213		8/5/2003		639,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018								
7/18/2006								
6/14/2004								
6/18/2003								

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	Measured	DGM	D Mann
7/18/2006	Info By Phon	BR	B Rossignol
6/14/2004	External Ins	BR	B Rossignol
6/18/2003	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

PRINT Date Time

12/11/20 04:40:25

LAST REV Date Time

05/14/18 10:36:44

danam

14879

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	FORMERLY 34 LAKE ST UNIT B THRU 1-4-2009..											
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Good												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good												
Prime Wall:	2 - Clapboard			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:				A Kits:		Rating:													
View / Desir:				Fapl:	1	Rating:	Very Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	B- - Good (-)			CONDOS INFORMATION															
Year Blt:	2003	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G5	Fact: .		Floor:															
Const Mod:				% Own:	50.000000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	S			Phys Cond:	VG - Very Good	4.8	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	7	4							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:	4.8	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	245.00			Heating:											
Bsmnt Gar:				Size Adj.:	0.70554984			General:											
Electric:	3 - Typical			Const Adj.:	1.04989493														
Insulation:	3 - Typical			Adj \$ / SQ:	181.485														
Int vs Ext:	S			Other Features:	71772														
Heat Fuel:	2 - Gas			Grade Factor:	1.21														
Heat Type:	15 - H.V.A.C			NBHD Inf:	1.25000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC: 100		LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO		Adj Total:	909807														
% Com Wall:		% Sprinkled:		Depreciation:	43671			Juris. Factor:	1.00	Before Depr:	274.50								
				Deprecated Total:	866136			Special Features:	0	Val/Su Net:	296.71								
								Final Total:	866100	Val/Su SzAd:	296.71								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 005.A-0002-0034.B										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X10	V	VG	2003	41.25	T	6.4	102			7,700		7,700		
More: N	Total Yard Items:	7,700		Total Special Features:					Total:	7,700									
Undisplayed Areas: GLA: 2919																			